

June 21, 2021

Scott Ready
City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64034

**RE: CHIPOTLE QUICK-SERVICE RESTAURANT
PL2021181 - COMMERCIAL PRELIMINARY DEVELOPMENT PLAN
RESPONSE TO COMMENTS DATED JUNE 4, 2021**

Dear Scott:

Please see the below responses to staff comments dated 6/4/2021 regarding the above-referenced project:

Electronic Plans for Resubmittal, Excise Tax, Planning Commission and City Council Presentations – **Acknowledged.**

Analysis of Commercial Preliminary Development Plan

1. Please submit an electronic copy of the legal description. Microsoft Word document is the preferred file formats. The legal description can be emailed to the planner's email address above or uploaded directly.

Response: Acknowledged and attached

2. Parking. The site plan says you are providing 27 parking spaces, but I only count 25. I see two additional pull-off spaces at the drive through exit. Those two spaces can't be counted toward the required 27 spaces. The two pull off spaces are really a continuation of drive-through queueing spaces as opposed to actual parking spaces. Please fix the number of parking spaces to match the required amount. Please label the two pull off spaces, so we are clear as to what they area.

Response: See updated plans and parking analysis from end user (Chipotle)

3. Fence. The site plan (Sheet C1.0) notes that the existing wood fence abutting the residences will be reconstructed, but gives no detail as to how it will be reconstructed (e.g. wood, vinyl or masonry). The landscape plan (Sheet L1.0) notes that the existing fence will count toward the opaque fence requirement. The existing wood

fence is a lawful non-conforming site characteristic. The current high-impact landscape requires either a 6' vinyl fence or masonry wall. If the proposed fence reconstruction means a complete removal and replacement, the lawful non-conforming status of the fence goes away and can only be reconstructed in accordance with current ordinance requirements. If the proposed fence work actually falls under the category of repair, then it can be carried out in accordance with the languages under UDO Section 10.210.

Response: Please note that we have revised the callouts on the existing fence to repaired/re-finished, as needed.

4. A written narrative giving justification for each of the requested UDO modifications is required to be submitted in support of the application.

Response: Acknowledged.

5. Setbacks. Please label and show required property setback lines on drawing.

Response: We have added the perimeter building setbacks to the latest revised site plan.

6. Bearings. All four sided bearings seem to be off just a little from the original plat. Please fix this or show both the original bearings and the new ones.

Response: We have included the surveyed and platted bearings for each boundary course.

7. CG-1 C&G label. Please label what CG-1 and C&G mean.

Response: We have revised the callout to clearly indicate Type CG-1 Curb & Gutter.

8. Mechanical equipment. Please show in a dotted outline where the mechanical equipment will be to ensure the parapet will be covering it.

Response: Shown in Arch elevations

9. Landscaping. Proposed deciduous trees shall be a minimum 3" caliper at the time of plating to meet ordinance requirements. Additionally, evergreen trees shall be a minimum 8' in height at the time of planting. Please refer to Sec. 8.750-Acceptable plant materials.

Response: We have updated the Landscaping Plan to reflect this required minimum calipers and heights.

10. Building Architecture. The building's architecture is unlike any non-industrial building in Lee's Summit. Please quantify the percentage of metal panel used on each of the four building elevations. The highest percentage of metal panel typically approved in the past has been around 40%. The shadow rib metal panel that constitutes the majority of the building's exterior is typical for our industrial building areas, but not for commercial areas. The type of metal panel approved in the past for commercial application has been aluminum composite metal (ACM) panels. This type of metal and depending on the amount will have to be discussed at the Planning Commission and City Council meeting. The proposed elevation, currently does not meet the UDO Section 8.180. A.1 and 2 for the offset requirements, nor does it not meet the four-

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sided architecture requirements found under Section 8.180.B. Please make sure to somehow dress up the side that is facing the highway.

Response: A letter with further details has been attached in response to this comment.

11. Wall-mounted lighting. What type of exterior wall-mounted light fixture will the building have? Please see the lighting requirements under UDO Article 8 Subdivision 5 – Lighting Standards.

Response: Wall mounted lighting has been removed. Not required for sufficient photometrics on the site.

12. Monument sign. Please provide a detail of the monument sign to ensure it meets the UDO standards under Article 9. It also appears the monument sign is in an existing U/E and so the sign will need to be relocated. Please show the locations of the 10" and 24" water mains that run across the property. It appears there may be a conflict between the 10" main and the monument location.

Response: The monument sign will be new and has been located to avoid water mains. The generic design drawing for signage is included in the upload package with further detailing finalized for sign plan review.

13. Patio seating. The site plan calls out the patio being set back 95' from the adjacent residential property versus the required 100'. Please double check your measurements. I am showing it to be a 100'. In the site plan you say "patio seating arch drawings". I do not see any drawings for this.

Response: We have revised and dimensions the proposed patio area from the adjacent residential area and confirmed that the 100' dimension is being met.

14. Deteriorating Pavement. Please show specs for the repair and seal for deteriorating pavement.

Response: We have revised out callouts to confirm the extent of the pavement removal/repair/replacement in the field.

Engineering Review

1. Please include a cover sheet for the civil plans. The cover sheet must appear on top of the set of plans and must contain the following items:

- Project Name (as headline)
- Vicinity map
- Developer's contact information
- Design engineer's contact information
- Table of contents
- Utility Contact information

Response: A cover sheet has been included in the latest plan set with the referenced/required information listed above.

2. Several sections of existing curb, all over the site and along the ones that have been identified to remain, are either chipped or damaged. Replacement of those areas is necessary. Revise/add curb leader(s), as applicable and shown in the attached screenshot.

Response: We have identified areas of curb to be removed and replaced and noted that the final areas are to be determined in field, based on the condition of the existing curb.

3. Areas with the commercial entrance, center of parking lot and upstream of concrete flumes (as shown in the attached screenshot) appear to be quite deteriorated. Reconstruction is therefore necessary. Please show/label on the plans.

Response: We have revised the plan to callout additional areas of pavement removal/repair/replacement and noted that the extent of the pavement repair is to be confirmed in the field based on existing conditions.

4. Revise grading note 5 to mention "City of Lee's Summit Design and Construction Manual".

Response: Note revised per comment above.

5. On the utility plan sheet, include pipe size for the proposed water service line and for the proposed sanitary sewer lateral.

Response: Callouts for the water and sewer sizes have been added to the latest revised Site Utility Plan.

6. On the utility plan sheet, make sure to label/show the existing 10" distribution water main, 24" transmission water main and the 8" sanitary sewer main.

Response: We have indicated and identified both of the Water Mains along the Eastern boundary of the property per city mapping records and also identified the 8" sanitary sewer main along McCormick Drive.

7. Are there any sidewalks intended to be built on-site? Show on the site plan sheet, if applicable. Make sure to also provide a cross sectional view of the new concrete sidewalk pavement to be built.

Response: No new sidewalks are proposed with this project with the exception of the new concrete patio area.

8. Include a cross sectional view of the new asphalt pavement to be built.

Response: We have included details for the proposed concrete/asphalt pavement sections on the latest revised detail sheet.

9. ADA construction standard details may be removed since they are not required with a PDP.

Response: Acknowledged. The owners/developers have requested that we include these with this early stage of plans to assist them with preliminary pricing on the project.

10. Please keep in mind that a minimum horizontal separation of 5-7 feet, between the edge of tree and the edge of water main, must be maintained in order to prevent tree roots from growing into the public utility pipe(s). Only ornamental trees are allowed within public easements.

Response: Please note that we have updated our LS Plan to reflect this spacing requirement.

Traffic Review

Response: Acknowledged.

Fire Review

1. IFC 503.2.3 – Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

Action required: The replaced parking lot/fire access shall be capable of carrying the imposed load of 75,000-pounds. Provide a detail on the building permit drawings.

Response: Acknowledged.

If you have further comments/questions, please do not hesitate to contact me. Thank you.

Sincerely,

SCHLAGEL & ASSOCIATES, PA



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Principal / Sr. Project Engineer
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/mdr

Attachments